

## 2. 2010SP-022-003

### **CARMAX RIVERGATE**

Map 026-12, Parcel(s) 006-007

Council District 10 (Doug Pardue)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-A zoning and for final site plan approval for properties located at 2355 and 2372 Gallatin Pike, approximately 800 feet east of Riverchase Boulevard, to permit auto sales (used), automobile repair, automobile services and automobile parking (2.33 acres ) requested by Barge, Waggoner, Sumner & Cannon Inc., applicant, Hulda B. Downs (heirs John Downs, Allen Downs) and John Allardice, owners.

**Staff Recommendation: APPROVE the SP WITH CONDITIONS and disapprove without all conditions**

### **APPLICANT REQUEST**

**Zone change to permit used automobile sales and final site plan**

#### SP Development Plan

A request to rezone from Commercial Services (CS) to Specific Plan – Auto (SP-A) zoning and for final site plan approval for properties located at 2355 and 2372 Gallatin Pike, approximately 800 feet east of Riverchase Boulevard, to permit auto sales (used) (2.33 acres ).

#### Existing Zoning

Commercial Service (CS District) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

#### Proposed Zoning

Specific Plan-Auto (SP-A District) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes automobile uses.

### **CRITICAL PLANNING GOALS**

N/A

### **MADISON COMMUNITY PLAN**

Suburban Mixed Use Corridor (T3 CM) policy is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

#### Consistent with Policy?

Yes. The T3 CM policy promotes a variety of land uses from residential to commercial including auto related uses. In addition to the overall policy supporting the proposed SP, the subject site is within an area that the policy refers as the “motor mile”. The policy specifically encourages auto related uses to be located within this area.

### **PLAN DETAILS**

This request is to permit a Specific Plan (SP) zoning for used car sales. The specific request is for development plan and final site plan approval. The development plan must be approved by Council; however, the final site plan only requires Planning Commission approval.

The request is not for a new facility but is an extension of the existing CarMax SP district. The existing CarMax SP was approved by the Planning Commission in 2011. The final site plan was also approved in 2011, and the site has been developed according to the plan. The proposed amendment would increase the area of the existing CarMax by 2.33 acres for a total of 17.37 acres. The area for the extension consists of two properties currently zoned CS. The properties are relatively flat. One property is vacant and one property contains a single-family home.

#### Site plan

The site plan identifies the existing CarMax as well as the proposed extension. The extension consists of parking and staging area. Additional parking provided in the extension area consists of 70 spaces increasing the overall parking from 228 to 298 spaces. The plan also calls for a sidewalk along Gallatin Pike.

#### Analysis

As proposed there are no major issues with the request. The proposed use is consistent with uses found in the currently designated T-3 Suburban Mixed-Use land use policy and the SP district being expanded. Since the development plan requires Council approval, any approval of the final site plan shall be conditioned upon Council approval.

#### **STORMWATER RECOMMENDATION**

Approve development plan and approve with conditions final site plan

1. Provide the Grading Permit fee of \$875. Provide maintenance / easement documents, exhibit sheet, and recording fees.
2. Add correct parcel identification number to the plan.
3. Provide NOC.
4. Show more clearly the existing storm infrastructure (onsite and along ROW).
5. Show matting proposed on all 3:1 slopes or steeper. Also add a matting detail.
6. Provide more TOW / BOW elevations (for the wall next to the staging area).
7. The Hydraflow Plan View does not match the storm layout for the pond / road network. Also, the runoff coefficients appear low.
8. Provide more information for the Gallatin Pike road / storm system (spread for Gallatin, how existing ditches and pipes are being accounted for, etc.). While spread may be less than 8', it is still suggested to add inlets.
9. Why is bypass flows shown for inlet 7?
10. For the detention pond calculations, post hydrographs, routed hydrographs, and pond report information was not observed.
11. The water quality pond short circuits. Redesign with greater distances between the headwall and the outlet structure.
12. For the Rv calculation, the impervious percentage is low. Provide a breakdown.
13. H-Ho based on the detail looks to be 2.25', not 2.4'.
14. Add a grate to the top of the outlet structure.

#### **PUBLIC WORKS RECOMMENDATION**

Approve with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- If any construction is required to be completed in the public Right of Way then a permit must be obtained from the Metro Public Works Permit office.
- Add note to remove existing driveway ramps on Gallatin Road and replace with sidewalk.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions of the development plan and final site plan. As proposed the request is consistent with the T3 Suburban Mixed-Use Corridor land use policy.

#### **CONDITIONS**

1. Permitted land uses within the SP shall be automobile sales (used).
2. Final site plan approval shall be conditioned upon Council approval of the Development plan.
3. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the CS zoning district as of the date of the applicable request or application.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the

enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.

5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.

Approved the SP with conditions and disapproved without all conditions. (6-0); Consent Agenda

**Resolution No. RS2012-88**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-022-003 is **APPROVED with conditions and disapproved without all conditions. (6-0)**"

**The request is consistent with the T3 Suburban Mixed-Use Corridor land use policy.**

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